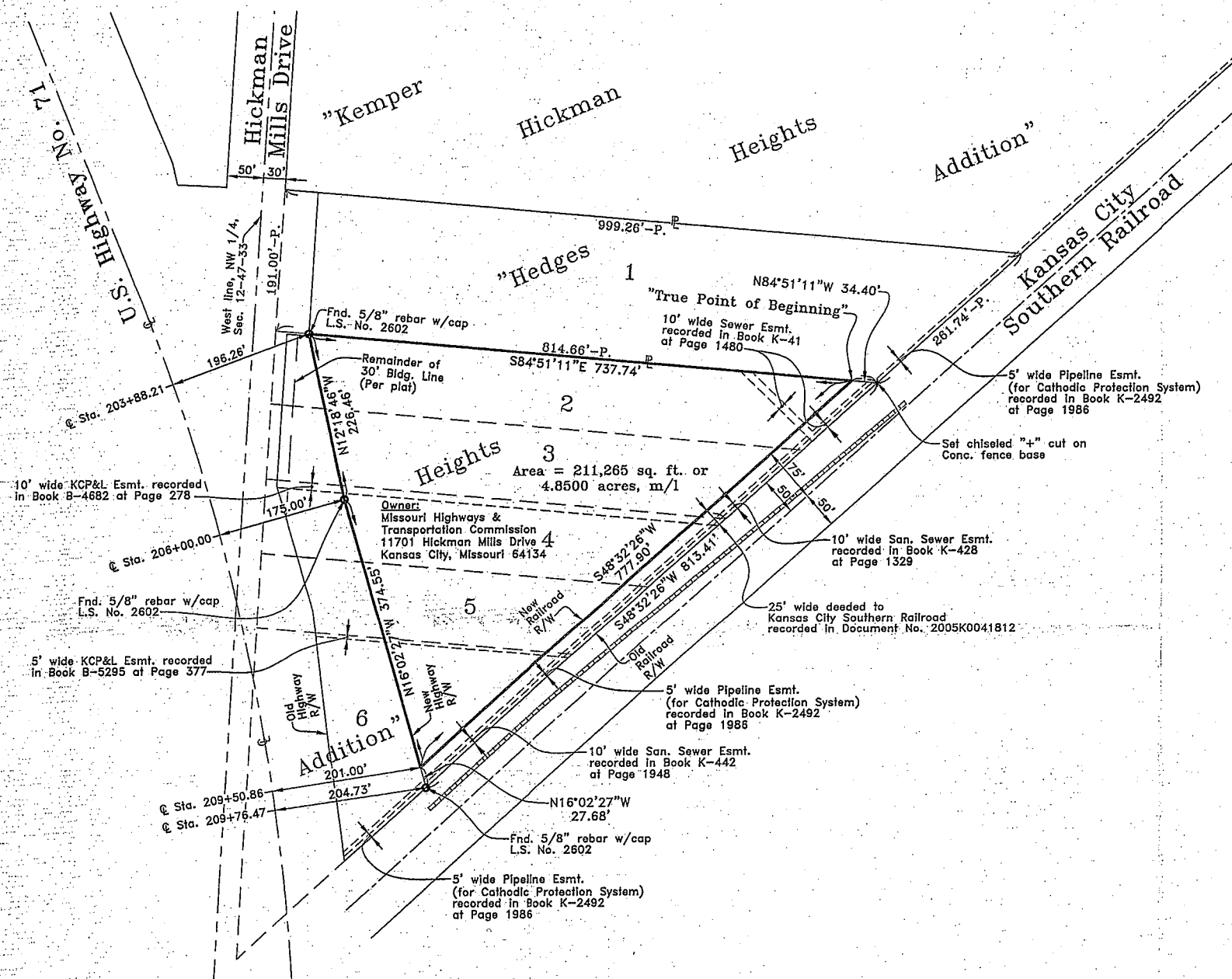


# Certificate of Survey



## Legal Description:

As recited in Stewart Title Guaranty Company Title Commitment File No. 00003597 dated May 19, 2000.

Lots 2, 3, 4, 5 and 6, except that part in 71 Highway, "HEDGES HEIGHTS ADDITION", a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

## Survey Description:

A parcel of land, being all of Lots 2 through 6, except that part in the right-of-way for Missouri Highway No. 71, in "HEDGES HEIGHTS ADDITION", a subdivision of land in the Northwest 1/4 of Section 12, Township 47 North, Range 33 West, of the Fifth Principal Meridian in Kansas City, Jackson County, Missouri lying Easterly of the Easterly right-of-way line of Missouri Highway No. 71, as now established, and Northerly of the Northerly right-of-way line of the Kansas City Southern Railroad, as now established, said parcel being more particularly described as follows:

(Note: The bearing system in the following description is based on Grid North, Missouri Coordinate System of 1983.)

Commencing at the Northeast corner of said Lot 2, said point also being on the Northerly right-of-way line of the Kansas City Southern Railroad;

Thence North 84°51'11" West 34.40 feet, along the North line of said Lot 2, to the True Point of Beginning.

Thence South 48°32'26" West 777.90 feet, along said Northerly right-of-way line, to a point on the Easterly right-of-way line of said Missouri Highway No. 71 as established by highway right-of-way plan sheet No. 59, for Route 470/435/71, revised 6/8/2005, MODOT Project No. J410766N, and being 201.00 feet left of centerline station 209+50.86;

Thence North 16°02'27" West 374.55 feet, along said Easterly right-of-way line, to a point 175.00 feet left of centerline station 206+00.00;

Thence North 12°18'46" West 226.46 feet, along said Easterly right-of-way line, to a point on the North line of said Lot 2, said point being 196.26 feet left of centerline station 203+88.21;

Thence South 84°51'11" East 737.74 feet, along the North line of said Lot 2, to the "point of beginning" of the tract herein described containing 211,265 square feet or 4.8500 acres, more or less.

Subject to all easements and restrictions of record.

## Schedule "B" Exceptions:

This survey reflects information provided in Stewart Title Guaranty Company Title Commitment File No. 00003597 dated May 19, 2000. Items listed below were not applicable to this survey:

- (4) Easements granted Kansas City Power and Light Co by the document filed in Book B-2799, Page 33 (lies outside survey area) and in book B-2952, Page 316 (now lies in roadway R/W).
- (5) Terms and restrictions filed 8/5/35 as Document No. A-559529, Book B-3210, Page 318 (now lies in roadway R/W), granting to the State of Missouri, an easement or license to plant, maintain and preserve trees, shrubs or other plants upon that part of beautification of said highway.
- (6) Easement for pipeline purposes granted to Sinclair Refining Company, a Maine Corporation by Document No. A-872929, Book B-4053, Page 658 (items described therein lie either outside survey area or in roadway R/W). As assigned to Sinclair Pipeline Company, a Delaware Corporation by Document No. B-13634, Book B-4486, Page 481 (lies outside survey area).
- (8) Terms and conditions of the agreement filed as Document No. B-87346, Book B-4684, Page 288, said agreement is in regard to a septic tank located on Lots 4 and 5 as more fully set out therein (previous separate ownerships are now under one owner).
- (9) Easement for pipeline purposes granted to Sinclair Pipeline Company, a Delaware Corporation by Document No. B-237101 (now lies in roadway R/W). Easement granted to Kansas City Power and Light Co. recorded in Book B-5292, Page 368 (lies outside survey area) and in Book B-5292, Page 373 (lies outside survey area).
- (10) Easement granted to the Gas Service Co, A Delaware Corporation filed in Book B-5323, Page 667 (lies outside survey area).

## Certification:

I hereby certify that I have made or had made, under my direct supervision, this 15th day of November, 2007, the herein described survey on the ground and that said survey was executed in accordance with the current Missouri Minimum Standards for Property Boundary Surveys, and meets the accuracy standards for an Urban Property Survey.

David L. King - Mo. L.S. No. 2602

## Horizontal Control

### Primary Horizontal Control Points Found & Used:

State Plane GPS coordinates established by static GPS observations.  
Combined Adjustment Factor = 0.99999002  
Project Coordinates = State Plane Meters x 3.280833333333333/0.99999002

JA-120 - Missouri Coordinate System of 1983  
(Found 1/2" iron bar at South face of corner fence post flush with surface)  
State Plane Coordinates (Meters)NAD'83  
Northing = 307571.462(m)  
Easting = 846420.113(m)

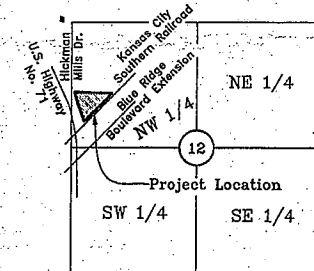
### Secondary Horizontal Control Points Set:

Northeast corner of Lot 2, "Hedges Heights Addition"  
(Set chiseled "4" cut on conc. fence base)  
Project Coordinates (Feet)  
Northing = 999645.4624  
Easting = 2783018.8685  
(No Ties Available)  
State Plane Coordinates (Meters)NAD'83  
Northing = 304662.138  
Easting = 848181.191

## Legend

C	Denotes Center Line
P	Denotes Property Line
P	Denotes Plat Value
Esmt.	Easement
Fnd.	Found
POB	Point of Beginning
R/W	Right-of-Way
San.	Sanitary

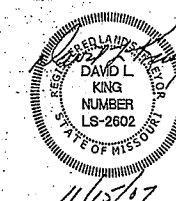
Section 12  
TWP 47N - R33W  
Jackson County, Missouri



Location Map  
Scale 1" = 200'

### Flood Plain Note:

The Flood Plain designation for the subject premises is "Zone C" - Area of minimal flooding according to the Flood Insurance Rate Maps for the City of Kansas City, Missouri, Community Panel No. 290173 0130 C dated September 14, 1990.



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HNTB Corporation  
c/o Mr. Jim Kinder, P.E.  
715 Kirk Drive  
Kansas City, Missouri 64105

DRAWN BY DAH JOB NO. 04007 SHEET 1  
APPROVED BY DLK DATE 11/15/07 OF 1  
DRAWING FILE: 04007bdy92.dwg

GRAPHIC SCALE

